

**1. IRENE G. ATHANS**  
**(Applicant)**

**05-7-CZ10-5 (05-401)**  
**BCC/District 12**  
**Hearing Date: 9/28/06**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? William Herrera

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Irene G. Athans

**PH:** Z05-401 (05-7-CZ10-5)

**SECTION:** 1-54-39

**DATE:** September 28, 2006

**COMMISSION DISTRICT:** 12

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUEST:**

**IRENE G. ATHANS is appealing the decision of Community Zoning Appeals Board #10, which denied the following:**

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-10 (CZAB-10) that denied a request to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified District.

o **LOCATION:**

The southeast corner of N.W. 6 Street & N.W. 122 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4.04 Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this 4.04-acre site will have an impact on the schools, water and sewer services, and traffic in the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

2. Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.
3. Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

**D. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

EU-1; vacant

Estate Density Residential, 1 to 2.5 dua

**Surrounding Properties:**

NORTH: GU; vacant

Low-Medium Density Res., 5 to 13 dua

SOUTH: EU-M; single-family residences

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M & EU-1; single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-1; private school

Estate Density Residential, 1 to 2.5 dua

The subject property is located on the southeast corner of N.W. 6 Street & N.W. 122 Avenue, Miami-Dade County, Florida. The area where the subject property lies is characterized by EU-1 zoned properties to the west and a portion to the east, and EU-M zoned properties to the south and most of the east side abutting the subject property. These properties are predominately developed with estate residences except for the adjacent property to the west that is developed with the Greater Miami Academy School.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(Site plan submitted)

Scale/Utilization of Site:

**Acceptable\***

Location of Buildings:

**N/A**

Compatibility:

**Acceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

\*Subject to a proffered covenant.

**F. PERTINENT REQUIREMENTS/STANDARDS:**

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>2 students</b>

\*Subject to the conditions as indicated in the attached memoranda.

**H. ANALYSIS:**

On July 5, 2005, the Community Zoning Appeals Board – 10 (CZAB-10) denied without prejudice this application by a vote of 5 to 1, pursuant to Resolution #CZAB10-44-05. On July 19, 2005, the applicant appealed the CZAB-10's decision to the Board of County Commissioners (BCC). On November 17, 2005, the Board of County Commissioners, pursuant to Resolution Z-27-05, vacated Resolution #CZAB10-44-05 and remanded this application back to the Community Zoning Appeals Board-10 with leave to amend. The applicant amended the application to add more property (Lot #20 on the north portion of the original 3.372 acre property). On June 13, 2006, CZAB-10 denied without prejudice this application by a vote of 3 to 2, pursuant to Resolution #CZAB10-40-06. On June 19, 2006, the applicant appealed the CZAB-10's decision citing that that the Board's decision to deny the request to rezone the property was not based on substantial competent evidence introduced on the record. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-10's decision to deny this application and retain the existing EU-1 zoning on the property is **consistent** with the CDMP.

The 4.04-acre subject property is located on the southeast corner of N.W. 6 Street and N.W. 122 Avenue, Miami-Dade County, Florida. The applicant is seeking a zone change from EU-1, Single-Family One Acre Estate District, to EU-M, Estate Modified District. The area where the subject property lies is characterized by EU-1 zoned properties to the west and on a portion to the east, and EU-M zoned properties to the south and most of the east abutting the subject property. These properties are primarily developed with estate residences except for the adjacent property to the west that is develop with the Greater Miami Academy School.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **14** additional PM daily peak hour **vehicle trips**. The distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways which are currently operating at LOS "A" and "E". **Miami-Dade County Public Schools**

(MDCPS) has indicated that the proposed zoning will bring an additional **2 students** into the area's public schools. MDCPS has also indicated that Marjory S. Douglas Elementary School, W. R. Thomas Middle School, and G. Holmes Braddock Senior High School are the schools that will be impacted by this development. They are currently operating at 116%, 145% and 120% of the Florida Inventory of School Houses (FISH) respectively, which exceeds the 115% FISH MDCPS capacity. This application was reviewed under previous application No. Z04-435. MDCPS has indicated that although the applicant has added property to the application, the number of students generated by this application are the same as the original application. On January 26, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant advised that she was unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

If approved, this application would permit the applicant to provide additional housing for the community where currently four housing units would be permitted as a matter of right on the subject property. As previously mentioned, the applicant has amended the application to add more property (Lot #20). The applicant has submitted revised plans indicating the development of the property with a total of 10 lots where 8 lots were previously shown. The new plans revised the location of the northernmost cul-de-sac to show access to the cul-de-sac from NW 6 Street where it was previously shown from NW 122 Avenue. This additional property contains a single-family residence that, according to the submitted plans, will be demolished. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. Said designation permits a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a maximum of 10 residential units. The proposed EU-M zoning would allow the applicant to develop the site with single-family residential units at a density of 2.42 units per gross acre, totaling a maximum of 9 units. The applicant has submitted a new site plan indicating the subdivision of the property into 10 lots, which is **consistent** with the maximum density allowed under the LUP map. The EU-M zoning district requires a minimum lot area of 15,000 sq. ft. and a minimum frontage of 120'. The applicant's plan, however, indicates lots having a minimum lot area of 14,025 sq. ft. and a lot frontage of 100'. The applicant will be utilizing Severable Use Rights (SURs) in order to allow this development with less lot frontage and area than required by E-UM zoning regulations. Chapter 33-B indicates that SUR's may be utilized, in addition to increasing the number of dwelling units authorized in the district, for development not exceeding certain limitations. Under these regulations, development is allowed to occur in the EU-M zoning district with lots having a minimum area of 12,500 sq. ft. and a frontage of 100', which the applicant's proposal meets. Further, staff notes that the development to the east was developed utilizing SUR's. The subject property is located in a section of land predominately developed under the EU-1, One Acre Estate District, and EU-M, Modified Estates Residential District. The proposed EU-M zoning will be in keeping with the development trend in the area for estate residences. As such, the applicant's proposal of 10 units, with the use of SUR's, is **consistent** with the CDMP and **compatible** with the area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County,

including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. In staff's opinion, this project will not have an unfavorable impact on the economy of Miami-Dade County, and the development will not burden water, sewer, solid waste disposal, recreation or other public services. Specifically, the proposed development does not unduly burden or affect public transportation facilities since the 14 additional daily peak hour vehicle trips do not diminish the current Levels of Service (LOS) of the area roadways as indicated in the Public Works Department's memorandum. The subject property is located in a section of land (1-54-39) primarily developed under the EU-1 and EU-M zoning district regulations. As such, the requested zone change to EU-M is **compatible** with the current EU-M zoning of the single-family residential developments located to the south and east of the subject property and is **consistent** with the estate density land use designation of the LUP Map of the CDMP. In staff's opinion, approval of EU-M zoning with SUR's on this property would constitute a continuation of the existing trend to the east and would be transitional to the school use of the Greater Miami Academy located to the west of the site. As such, staff recommends approval of the appeal and approval of the district boundary change from EU-1 to EU-M, subject to the Board's acceptance of the proffered covenant.

- I. **RECOMMENDATION:** Approval of the appeal and of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

- J. **CONDITIONS:** None.

**DATE INSPECTED:** 04/20/05  
**DATE TYPED:** 05/05/05  
**DATE REVISED:** 05/05/05; 05/20/05; 08/09/05; 08/29/05; 10/13/05; 10/14/05;  
10/19/05; 10/21/05; 11/07/05; 04/14/06; 04/18/06; 05/01/06;  
05/10/06; 05/12/06; 05/18/06; 08/08/06; 08/09/06; 08/25/06;  
09/06/06; 09/11/06  
**DATE FINALIZED:** 09/11/06  
DO'QW:AJT:MTF:LVT:CSE:JV



Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning

# Memorandum



**Date:** February 8, 2006

**To:** Diane O'Quinn-Williams, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** C-10 #Z2005000401  
Irene G. Athans  
SE corner of NW 6<sup>th</sup> Street and NW 122<sup>nd</sup> Avenue  
District Boundary Change from EU-1 to EU-M  
(EU-1) (3.3 Ac.)  
01-54-39

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The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

**Potable Water Supply and Wastewater Disposal:**

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

**Stormwater Management:**

The subject property is located in the North Trail Basin where cut and fill criteria as well as drainage restrictions are in effect. Any development on this property is required to set aside surface water management areas that shall comply with basin requirements.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.



All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the permits and enforcement database and the enforcement case tracking system and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: IRENE G. ATHANS

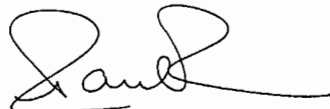
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 14 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9160	Flagler St. w/o HEFT	A	A
9764	SW 122 Ave. n/o SW 8 St.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

09-JAN-06



# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**

*Rudolph F. Crew, Ed.D.*

**Ana Rijo-Conde, AICP, Facilities Planning Officer**

*Facilities Planning*

January 26, 2005

**Miami-Dade County School Board**

*Frank J. Bolaños, Chair*

*Dr. Robert B. Ingram, Vice Chair*

*Agustin J. Barrera*

*Evelyn Langlieb Greer*

*Perla Tabares Hantman*

*Dr. Martin Karp*

*Ana Rivas Logan*

*Dr. Marta Pérez*

*Dr. Solomon C. Stinson*

**Ms. Maria Teresa-Fojo, Acting Supervisor**

**Miami-Dade County**

**Department of Planning and Zoning**

**Zoning Evaluation Section**

**111 NW 1 Street, Suite 1110**

**Miami, Florida 33128**

**Re: Irene G. Athans - Application No. 04-435 (CC10)  
South of 12190 NW 6 Street**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's updated review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Marjory S. Douglas Elementary School, W. R. Thomas Middle School and G. Holmes Braddock Senior High School currently operating at 116%, 145% and 120% of FISH % utilization, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District spoke with the applicant on January 26, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo  
January 26, 2005  
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

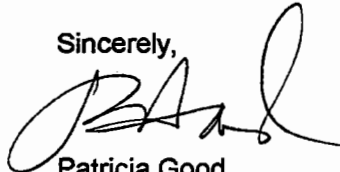
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0569  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albueme  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. William Herrera

## SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 04-435, Irene G. Athans (CC10)

**REQUEST:** Zone change from EU-1 to EU-M

**ACRES:** 3.372 acres

**MSA/Multiplier:** 3.2/.44

**LOCATION:** South of 12190 NW 6 Street

**UNITS:** 4 additional units (4 units currently allowed under existing zoning classification, for a total of 8 units)

**ESTIMATED  
STUDENT  
POPULATION:** 2 students\*

**ELEMENTARY:** 1

**MIDDLE:** -

**SENIOR:** 1

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Marjory S. Douglas Elementary - 11901 SW 2 St.

**MIDDLE:** W. R. Thomas Middle - 13001 SW 26 St.

**SENIOR HIGH:** G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Access Center 5

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Marjory S. Douglas Elem.	1061/ 1062*	917	116%/ 116%*	0	116%/ 116%*
W. R. Thomas Middle	1324	914	145%	0	145%
G. Holmes Braddock Sr.	4623/ 4624*	2912	159%/ 159%*	926	120%/ 120%*

\* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however is hereby attached in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in Capital Improvement Projects Report of December 9, 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "UU-1" (W.R. Thomas and Paul Bell Middle School Relief) (1,659 student stations)	Planning	December 2006
Classroom addition at G. Holmes Braddock Sr. High (875 student stations)	Pre-Planning	2009

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$11,666.

**CAPITAL COSTS:** Based on the State's January-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	\$ 13,480	=	\$ 13,480
MIDDLE	-	x	\$ 15,456	=	\$ 0
SENIOR	1	x	\$ 20,453	=	\$ 20,453

Total Potential Capital Cost	\$ 33,933
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC10

	Applicant Name & Address	Location Address	Units/Students	Schools	Board District(s) (Regulatory)	Community Council Date	Approval Status/Comments
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-88 W MIAMI MID-30 CORAL PARK SR-27	8/3 8/5 8/3	CC10	APPROVED
2	ARNALDO AND MERCY BARROSO #01-035	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10	APPROVED
3	FARO INVESTMENTS, INC. #03-302	NEC of SW 144 Ave. and SW 34 St.	3 Units/ 2 Students	GREENGLADE ELEM-1 WR THOMAS & CURRY MID-0 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/24/04	APPROVED
4	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St. and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	8/5 5/5 7/5	CC10 1/08/02	APPROVED
5	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
6	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
7	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 38 St.	28 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/09/01	APPROVED
8	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St.	8 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	5/5 5/5 7/5	CC10 1/09/01	APPROVED
9	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 1/23/01	APPROVED
10	CANDIDO F./MARIA M. DIAZ CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
12	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
13	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 1/30/02	APPROVED
14	FELIX/ZILIA CORDERO #01-127	NEC of SW 28 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
15	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/04/01	APPROVED
16	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	7/5 8/5 7/5	CC10 10/04/01	APPROVED
17	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
18	CENTURY IV, INC. #02-043	NWC of SW 89 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM-2 W MIAMI MID-1 S MIAMI SR-0	8/5 8/5 8/5	CC10 10/08/02	APPROVED
19	JOSE DE LA LUZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 10/08/02	APPROVED
20	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St. Bwn SW 129 Ct. and SW 132 Ave.	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	8/5 8/5 7/5	CC10 10/08/02	APPROVED
21	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/24/01	APPROVED



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22	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
23	LISARDO & ROSA VEGA #00-285	SEC of SW 26 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
24	SERGIO CONCEPCION #01-238	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
25	VALENTIN & EMILIO ALVAREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/8/02	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
28	CASTILLIAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
29	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
30	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
31	ISIDRO G. DIAZ #01-268	S of NW 7 St. and E of NW 126 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	5/5 5/5 7/5	CC10 11/27/01	APPROVED
32	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 11/27/01	APPROVED
33	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 12/10/02	APPROVED
34	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St.	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 12/10/02	APPROVED
35	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-3 BELL MID-4 BRADDOCK SR-3	8/5 5/5 7/5	CC10 12/10/02	APPROVED
36	FARO INVESTMENTS, INC. #03-238	W of SW 147 Ave. and S of SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10 12/10/03	APPROVED
37	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	7/5 & 8/5 8/5 7/5	CC10 2/13/01	APPROVED 5.1- acres O/A opt to purch 11 ac
38	GONZALO SOLIS, ET AL #00-184	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	7/5 8/5 7/5	CC10 2/13/01	APPROVED \$84,660 O/A
39	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 2/19/03	APPROVED
40	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
41	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
42	ALCO GROUP, INC. #00-306	S of SW 10 St. and SW 158 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	8/5 5/5 7/5	CC10 3/08/01	APPROVED
43	ALCO GROUP, INC. #00-307	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 3/08/01	APPROVED

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44	ALCO GROUP, INC. #00-399	N of SW 28 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/08/01	APPROVED
45	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St.	16 Units/ 9 Students	HALL ELEM-6 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 3/08/01	APPROVED
46	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-6 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/08/01	APPROVED
47	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 26 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED
48	U.N.G. ENTERPRISES, INC. #01-438	NEC of SW 26 St. and SW 148 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED
49	ALCO GROUP, INC. #00-414	SW 10 St. and SW 158 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
50	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
51	CARLOS R. RUIZ #00-363	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	7/5 5/5 7/5	CC10 4/11/01	APPROVED
52	ALEJANDRO & RECELINA NOA & MARIA CELINA BRUN #02-364	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
53	ALICIA MOREJON & MIREYA CASO #00-252	E of SW 147 Ave. and S of SW 26 St. (Coral Way)	54 Units/ 29 Students	HALL ELEM-16 WR THOMAS MID-7 BRADDOCK SR-8	7/5 8/5 7/5	CC10 4/14/03	APPROVED
54	CAYON LLC #03-021	W of SW 144 Ave. and N of SW 22 St.	27 Units/ 15 Students	HALL ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 4/14/03	APPROVED
55	JAMEL INVESTMENTS, INC. #03-008	NEC of SW 147 Ave. and SW 19 St.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
56	PEDRO & CARIDAD LUGO #03-008	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
57	RAYSNA MUNEZ & FERNANDO DELGADO #03-005	E of SW 149 Ave. and N of SW 40 St.	8 Units/ 3 Students	GREENGLADE ELEM-1 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
58	HERMILO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 4/23/02	APPROVED
59	ADVANCED CONSTRUCTION ENGINEERING, INC. #03-052	SEC of SW 147 Ave. & SW 31 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/14/03	APPROVED
60	CENTERWAY CLUB APT. LLC. #02-073	7775 NW 8 St.	51 Units/ 22 Students	SEMINOLE ELEM-10 W MIAMI MID-6 CORAL PARK SR-6	8/3 8/5 8/3	CC10 5/14/03	APPROVED
61	EMILIO MARRERO #03-081	NWC of SW 144 Ave. & S of SW 28 St.	17 Units/ 9 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-3	7/5 8/5 7/5	CC10 5/14/03	APPROVED
62	GTO INVESTMENT CORP. #03-032	S of SW 32 St. and W of SW 147 Ave.	28 Units/ 15 Students	GREENGLADE ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 5/14/03	APPROVED
63	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
64	ANGEL PENA AND VERENA MARCOS #01-029	E of SW 149 Ave. and SW 36 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
65	AZALEA M. CHIRINO #01-086	S of SW 12 St. and E of SW 155 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 5/22/01	APPROVED

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66	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	16 Units/ 8 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
67	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl and S of SW 34 St.	17 Units/ 8 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
68	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 8 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 5/22/01	APPROVED
69	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
70	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
71	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	162 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-18	7/5 8/5 7/5	CC10 5/22/01	APPROVED \$120,000 O/A
72	ANGEL PENA AND RAYSA NUNEZ #01-334	S of SW 28 St. and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 8/25/02	APPROVED
73	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 8/25/02	APPROVED
74	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St. and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 8/25/02	APPROVED
75	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St.	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 8/25/02	APPROVED
76	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 8 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 8/25/02	APPROVED
77	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St.	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 7/16/02	APPROVED
78	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St. and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 7/16/02	APPROVED
79	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	5/5 5/5 7/5	CC10 7/16/02	APPROVED
80	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/17/01	APPROVED
81	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
82	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
83	DANIEL TACHER #01-044	W of SW 144 Ave. and 680' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
84	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave. and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
85	ERO ENTERPRISES, INC. #01-156	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	DENIED
86	ARMANDO & ANDEA GUTIERREZ #03-087	SW 14 St. and SW 144 Ave.	21 Units/ 11 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 8/20/03	APPROVED
87	NICOLAS & DOLORES MENDEZ #03-102	E of SW 157 Ave. & S of SW 10 St.	16 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED

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88	RENE & MARTA GUERRA #03-147	SEC of SW 132 Ave. and SW 26 St.	2 Units/ 1 Students	GREENGLADE ELEM-1 WR THOMAS MID-0 BRADDOCK SR-0	7/5 8/5 7/5	CC10 8/20/03	APPROVED
89	ROLANDO DELGADO, TRUSTEE #03-103	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
90	ANTHONY MIJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
91	DOLORES P. GARCIA #01-111	SWC of SW 145 Cl. and SW 28 St.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 9/25/01	APPROVED
92	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St. and SW 157 Ave.	84 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	8/5 5/5 7/5	CC10 8/25/01	APPROVED
93	GARCIELA AND EDMUNDO RESPETO #01-182	Theo. SW 155 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
94	DANKRO, INC. AND KROGAN, S.A. #00-316	Btm Sw 10 St. and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM- 97/88 BELL & WR THOMAS MID- 43/44 BRADDOCK SR-78	7/5 & 8/5 5/5 & 8/5 7/5	CC10 9/25/01	APPROVED \$295,400 OIA
95	JOSE AND MARIA CORTEGUERA #02-136	NWC of SW 144 Ave. and SW 26 St.	65 Units/ 35 Students	HALL ELEM-16 WR THOMAS MID-9 BRADDOCK SR-10	7/5 8/5 7/5	CC10 2/24/04	APPROVED
96	ALVARO BETANCOURT CARRATALA #03-156	NEC of SW 34 St. and SW 148 Pl.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/24/04	APPROVED
97	MAYRA MORENO #03-201	SWC of SW 20 St. and SW 144 Ave.	42 Units/ 23 Students	HALL ELEM-10 WR THOMAS MID-6 BRADDOCK SR-7	7/5 8/5 7/5	CC10 2/24/04	APPROVED
98	ORLANDO DEL CASTILLO #03-239	W of SW 147 Ave. and N of SW 26 St.	10 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10 2/24/04	APPROVED
99	MICHAEL RODRIGUEZ REEDMAN #03-170	NWC of SW 147 Ave. and SW 34 St.	6 Units/ 3 Students	GREENGLADE ELEM-1 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 12/10/03	APPROVED
100	HECTOR J. & MARISABEL V. SUAREZ #03-204	NWC of SW 147 Ave. and SW 34 St.	1 Unit/ 1 Student	GREENGLADE ELEM-1 WR THOMAS MID-0 BRADDOCK SR-0	7/5 8/5 7/5	CC10 12/10/03	APPROVED
101	RAYSA MUNEZ & YAIMA ACOSTA #03-315	2631 SW 140 Ave.	6 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/24/04	APPROVED
102	HERMILIO CONCEPCION #03-276	NW of SW 26 St. & E of 147 Ave.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/23/04	APPROVED
103	MARTA ENRIQUEZ AND SUSANA OCHOA #03-296	W of Old Cutler Rd. and N of SW 85 Ave.	1 Units/ 0 Students	ROYAL PALM ELEM-0 RIVIERA MID-0 SW MIAMI SR-0	8/5 8/5 8/5	CC10 3/23/04	APPROVED
104	CARIDAD C. PEREZ & CARIDAD C. PEREZ, TRUSTEE #03-250	3430 & 3450 SW 97 ave.	11 Units/ 3 Students	OLYMPIA HGTHS ELEM-2 ROCKWAY MID-0 SW MIAMI SR-1	8/5 8/3 8/5	CC10 5/25/04	APPROVED
105	DAVID JENKINS (GAVI) #03-388	2635 SW 102 Ave.	6 Units/ 2 Students	ROCKWAY ELEM-1 ROCKWAY MID-0 SW MIAMI SR-1	8/3 8/3 8/5	CC10 5/25/04	APPROVED
106	VLVH ENTERPRISES, INC. #03-345	NWC of SW 32 St. and SW 142 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 9/21/04	APPROVED
107	NASSER EDRISSI #04-045	SWC of SW 145 Ave. and SW 30 St.	13 Units/ 7 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10	PENDING
108	SIGNIFICANT CORP. #04-163	SW 28 St. btm SW 147 & SW 145 Ave.	21 Units/ 10 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-3	7/5 8/5 7/5	CC10 11/17/04	APPROVED
109	VICTOR F. PEREZ #04-120	SW 157 Ave. and SW 12 St.	48 Units/ 28 Students	HURSTON ELEM-12 BELL/CURRY MID-3/3 BRADDOCK/FERGUSON SR- 4/4	7/5 8/5 7/5	CC10 10/18/04	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC10

110	ALFREDO BARCELO #04-237	NWC of SW 87 Ave. & Grand Canal Dr.	7 Units/ 3 Students	SEMINOLE ELEM-1 ROCKWAY MID-1 CORAL PARK SR-1	8/3 8/3 8/3	CC10	PENDING
111	DAVID CONCEPCION #04-200	W of SW 144 Ave. & SW 19 St.	12 Units/ 7 Students	HALL ELEM-3 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 1/11/05	PENDING
112	BISMARCK CONSTRUCTION, INC. #04-138	NWC of SW 144 Ave. & SW 18 St.	12 Units/ 7 Students	HALL ELEM-3 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 1/11/05	PENDING
113	HOME & INVESTMENTS GROUP, INC. #04-288	N of SW 32 St. & W of SW 144 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/11/05	PENDING
114	YIGANY GARY AND LUZ MARINA CLARO #04-283	SEC of SW 145 Ave. & SW 30 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/05/05	PENDING
115	RALDOL HOMES, LLC #04-373	NEC of SW 147 Ave. & SW 34 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-2	7/5 8/5 7/5	CC10 2/05/05	PENDING
116	ZOE M. SEJAS #04-351	8878 SW 22 St.	8 Units/ 2 Students	CORAL TERRACE ELEM-1 W MIAMI MID-0 S MIAMI SR-1	8/5 8/5 8/5	CC10	PENDING

Note: There are eight applications that are pending which would generate 42 students.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC10

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
CORAL TERRACE ELEM	568	2	570	440	98	106%
DOUGLAS ELEM	1081	9	1070	917	0	117%
GREENGLADE ELEM	633	188	819	550	18	144%
HALL ELEM	691	505	1196	622	18	187%
HURSTON ELEM	752	326	1078	759	0	142%
OLYMPIA HEIGHTS ELEM	596	2	598	576	82	94%
ROCKWAY ELEM	558	1	559	553	0	101%
SENNOLE ELEM	674	78	752	593	18	123%
<b>ELEMENTARY TOTALS</b>	<b>6543</b>	<b>1169</b>	<b>9642</b>	<b>5010</b>	<b>214</b>	<b>121%</b>
BELL MID	1540	133	1673	1016	158	143%
CURRY MID	787	3	790	1143	0	89%
W MIAMI MID	1388	37	1425	1158	20	121%
WR THOMAS MID	1324	330	1663	914	0	182%
<b>MIDDLE TOTALS</b>	<b>5039</b>	<b>512</b>	<b>6561</b>	<b>4231</b>	<b>178</b>	<b>126%</b>
G. HOLMES BRADDOCK SR	4623	427	6050	2912	928	132%
CORAL PARK SR	4211	33	4244	2089	903	141%
FERGUSON SDR	1489	4	1493	2407	0	62%
SW MIAMI SR	3300	2	3302	2005	285	144%
<b>SENIOR HIGH TOTALS</b>	<b>13623</b>	<b>466</b>	<b>14089</b>	<b>9423</b>	<b>2114</b>	<b>122%</b>

<b>TOTAL</b>	<b>24195</b>	<b>2087</b>	<b>26282</b>	<b>18662</b>	<b>2506</b>	<b>124%</b>
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# Miami-Dade County Public Schools Charter School Operations

## Existing Charter Schools

- 1 Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- 2 ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- 3 ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- 4 ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- 5 Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- 6 Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- 7 Doral Academy, 2450 NW 87 Avenue, Miami, FL 33172
- 8 Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- 9 Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- 10 Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- 11 Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- 12 Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- 13 Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- 14 Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- 15 Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- 16 Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- 17 Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- 18 Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- 19 M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- 20 North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- 21 North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- 22 Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- 23 Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- 24 Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- 25 Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- 26 Rosa Parks Community School/Overtown, 430 NW 8 Street, Miami, FL 33136
- 27 Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- 28 Sander Wiener School of Opportunity  
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055  
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- 29 Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- 30 Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- 31 Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33016

## Approved Contracts for 2004-2005

- 32 Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- 33 Balera Language Academy, 10600 Caribbean Blvd., FL 33189 \*
- 34 International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- 35 Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- 36 Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

## Approved Contracts for 2004-2005 (Continued)

- 37 Miami Community Charter School, 101 SW Redland Road, FL 33034\*
- 38 Pinecrest Preparatory Academy Charter High School (two locations)  
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and  
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- 39 School for Integrated Academics and Technologies (SIATech) (two locations)  
Main Campus: 3050 NW 183 Street, Miami, FL 33056, and  
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- 40 Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- 41 Somerset Academy Charter Middle School  
2601 NW 112 Avenue, Miami, FL 33172 and  
8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- 42 Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
- 43 Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)  
SW 180 Street and 112 Avenue, Miami, FL 33157\*

\* Locations pending final School Board approval.

## Approved Contracts for Subsequent Years

- 44 Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- 45 Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,  
Miami Shores, FL 33168
- 46 Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

## Approved Applications

- 47 Mater Academy South Charter School, Sweetwater area
- 48 Mater Gardens Academy Elementary School, Hialeah Gardens area
- 49 Mater Gardens Academy Middle School, Hialeah Gardens area
- 50 Mater Springs Academy Elementary School (location to be determined)
- 51 Mater Springs Academy Middle School (location to be determined)
- 52 Miami-Dade Charter Foundation (4 sites - locations to be determined)
- 53 North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- 54 Sabal Palm Charter High School, Hialeah area
- 55 Somerset Academy (6 sites - locations to be determined)
- 56 Spirit City Academy (location to be determined)
- 57 Sunset Academy (location to be determined)
- 58 The City of North Miami/Florida International University Charter School (location to be determined)

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AR AMOUNT OF FEE \$1575.94

RECEIPT # I200620075

DATE HEARD: 6/13/06

BY CZAB # 104006

**RECEIVED**  
JUN 29 2006

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_  
DATE RECEIVED STAMP

\*\*\*\*\*  
\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z05-401 (CZAB10-40-06)

Filed in the name of (Applicant) Irene G. Athans

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property: Southeast corner of NW 6 St. and NW 122 Ave.

Application, or part of Application being Appealed (Explanation): Entire application

Appellant (name): Irene G. Athans

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject mailer, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

1. There was no competent evidence presented to support denial of the application.
2. Staff recommendation was for approval.
3. Application is consistent with the goals and policies of the master plan.



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared \_\_\_\_\_  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,  
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

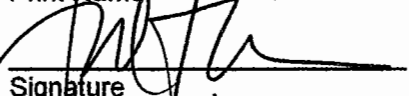
**Witnesses:**



Signature

RODOLFO RODRIGUEZ

Print Name



Signature

JOSE RIVERO

Print Name



Appellant's signature

IRENE G. ATHANS

Print Name

Sworn to and subscribed before me on the 28<sup>th</sup> day of June, year 2006.

Appellant is personally know to me or has produced \_\_\_\_\_ as  
identification.



Yalianne Torres  
Commission #DD230711  
Expires: Jul 09, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.



Notary  
(Stamp/Seal)

Commission Expires: Jul. 09, 2007

APPELLANT MUST SIGN THIS PAGE

Date: 28 day of June, year: 2006

Signed Irene G. Athans

Irene G. Athans  
Print Name

887 NW 123 Ave.  
Mailing Address

(305) 979-7060  
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

\_\_\_\_\_  
Representing

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Telephone Number

Subscribed and Sworn to before me on the 28<sup>th</sup> day of June, year 2006

Yalianne Torres  
Notary Public

(stamp/seal)



Yalianne Torres  
Commission #DD230711  
Expires: Jul 09, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

Commission expires: Jul. 09, 2007

**RESOLUTION NO. CZAB10-40-06**

*WHEREAS*, **IRENE G. ATHANS** applied for the following:

EU-1 to EU-M

**SUBJECT PROPERTY:** Lots 16-20, Block 4, SWEETWATER ESTATES, Plat book 28, Page 36.

**LOCATION:** The Southeast corner of N.W. 6 Street & N.W. 122 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the application without prejudice was offered by Javier A. Betancourt, seconded by Juan Carlos Acosta, and upon a poll of the members present the vote was as follows:

Juan Carlos Acosta	aye	Manuel Casas	nay
Javier A. Betancourt	aye	Jose Garrido	nay
Julio R. Caceres	absent		

Carlos A. Manrique	aye
--------------------	-----

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 13<sup>th</sup> day of June, 2006.

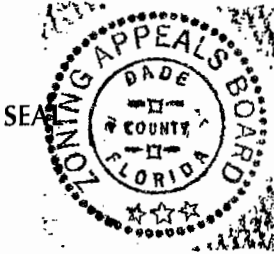
Hearing No. 05-7-CZ10-5  
Is

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-40-06 adopted by said Community Zoning Appeals Board at its meeting held on the 13<sup>th</sup> day of June 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16<sup>th</sup> day of June 2006.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning

# Memorandum



**Date:** 19-DEC-05  
**To:** Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue  
**Subject:** Z2005000401

## **Fire Prevention Unit:**

Fire Water & Engineering has no objection to plans presented with letter of intent dated November 20 2005. Substantial changes to this plan must be resubmitted for review and approval.

## **Service Impact/Demand:**

Development for the above Z2005000401  
located at THE SOUTHEAST CORNER OF NW 6 STREET & NW 122 AVE  
in Police Grid 1288 is proposed as the following:

<u>10</u> single	dwelling units	<u>          </u> industrial	square feet
<u>          </u> multifamily	dwelling units	<u>          </u> institutional	square feet
<u>          </u> commercial	square feet	<u>          </u> nursing home	square feet

Based on this development information, estimated service impact is: 2.7 alarms-annually.

## **Existing services:**

The Fire station responding to an alarm in the proposed development will be:  
Station 58 Tamiami 12700 SW 6 Street  
Rescue, ALS Engine

## **Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
None

## **Fire Planning Additional Comments:**

Current service impact calculated based on letter of intent dated November 20 2005. Substantial changes to the letter of intent will require additional service impact analysis.

# TEAM METRO

## ENFORCEMENT HISTORY

IRENE G. ATHANS

THE SOUTHEAST CORNER OF NW  
6 STREET & NW 122 AVE

---

**APPLICANT**

---

**ADDRESS**

---

Z2005000401

---

**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

As of 3/13/2006 no current violations

2/1/2006 An inspection was conducted and the property was found to be overgrown with grass and weeds. Citation 967967 was mailed certified to the property owner for failure to perform lot maintenance.

10/10/2005 - case # 200412004991 issued a warning (R32595) to property owner for overgrown vacant lot and swale. Property was mowed and cleared. Case closed.

03/21/2005 - case 200512001449 was opened for junk, trash and overgrowth on the swale abutting vacant lot. Warning (R32398) was posted. Inspection conducted on 4/1/2005 to find property no longer in violation. Case closed.

Irene G. Athens

Richard Miller

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: WILLIAM HERRERA

NAME, ADDRESS AND OFFICE (if applicable) William HERRERA / 887 NW 123 AVE. MIAMI FL 33182 Percentage of Interest

Date of contract: 10-09-04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NO OTHER

**RECEIVED**  
DEC 06 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Ignacio A. Gutierrez*

(Applicant)

Sworn to and subscribed before me this 20<sup>TH</sup> day of NOVEMBER, 2004. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

*Yalianne Torres*  
(Notary Public)



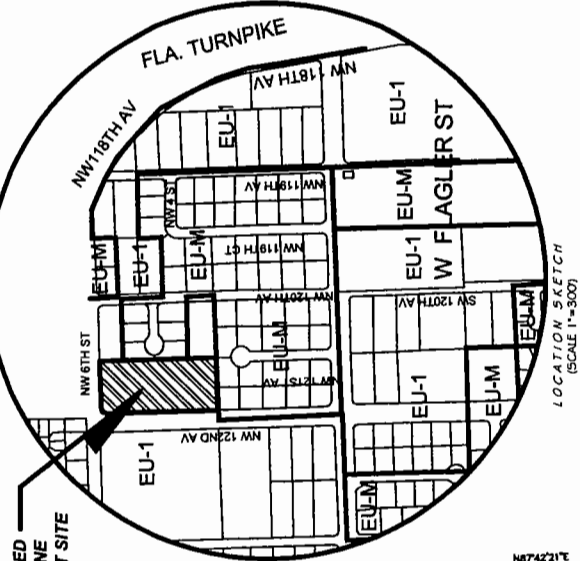
Yalianne Torres  
Commission #DD230711  
Expires: Jul 09, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

My commission expires JULY 09, 2007

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**PROPOSED  
GALLOP ESTATES SUBDIVISION**  
PREPARED FOR MIAMI-DADE COUNTY PLANNING AND ZONING DEPARTMENT



PROPOSED  
EU-M ZONE  
PROJECT SITE

ZONING LEGEND	
Existing Zoning District:	EU-1 (One-Acre Estate)
Proposed Zoning District:	EU-M (Medium-Density Residential with Sewerable Use Rights)
General Land Area:	4.84 Acres (173,079 sq. ft.)
Total Number of Lots:	10
Density:	2.1 dwelling units per acre

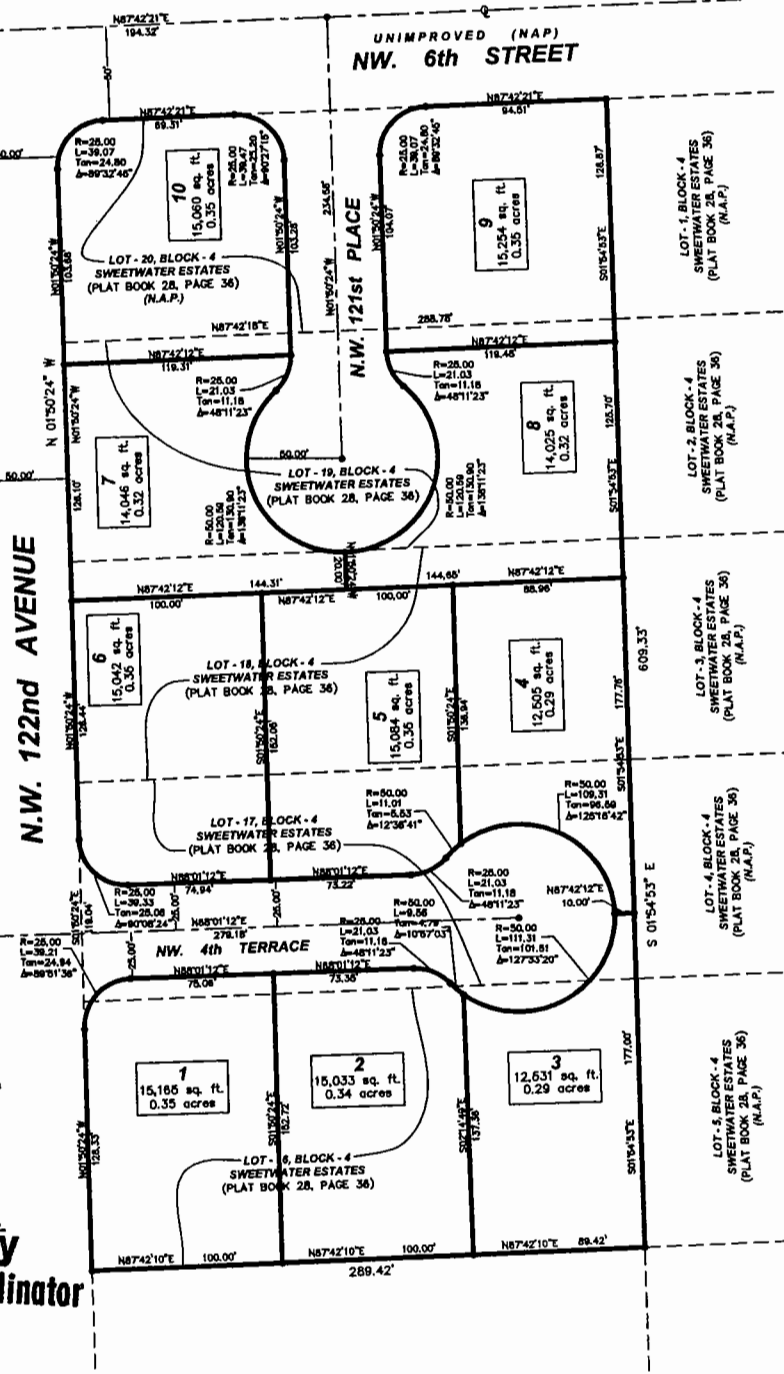
INDIVIDUAL LOT:	
Min. Lot Size	12,500 sq. ft.
Lot Frontage	100 feet
Lot Depth	127 feet
Setbacks:	
Front	25 feet
Rear	25 feet
Interior Side	15 feet
Side Street	25 feet
Lot Coverage	30%

THIS IS NOT A BOILING WATER  
SEAL



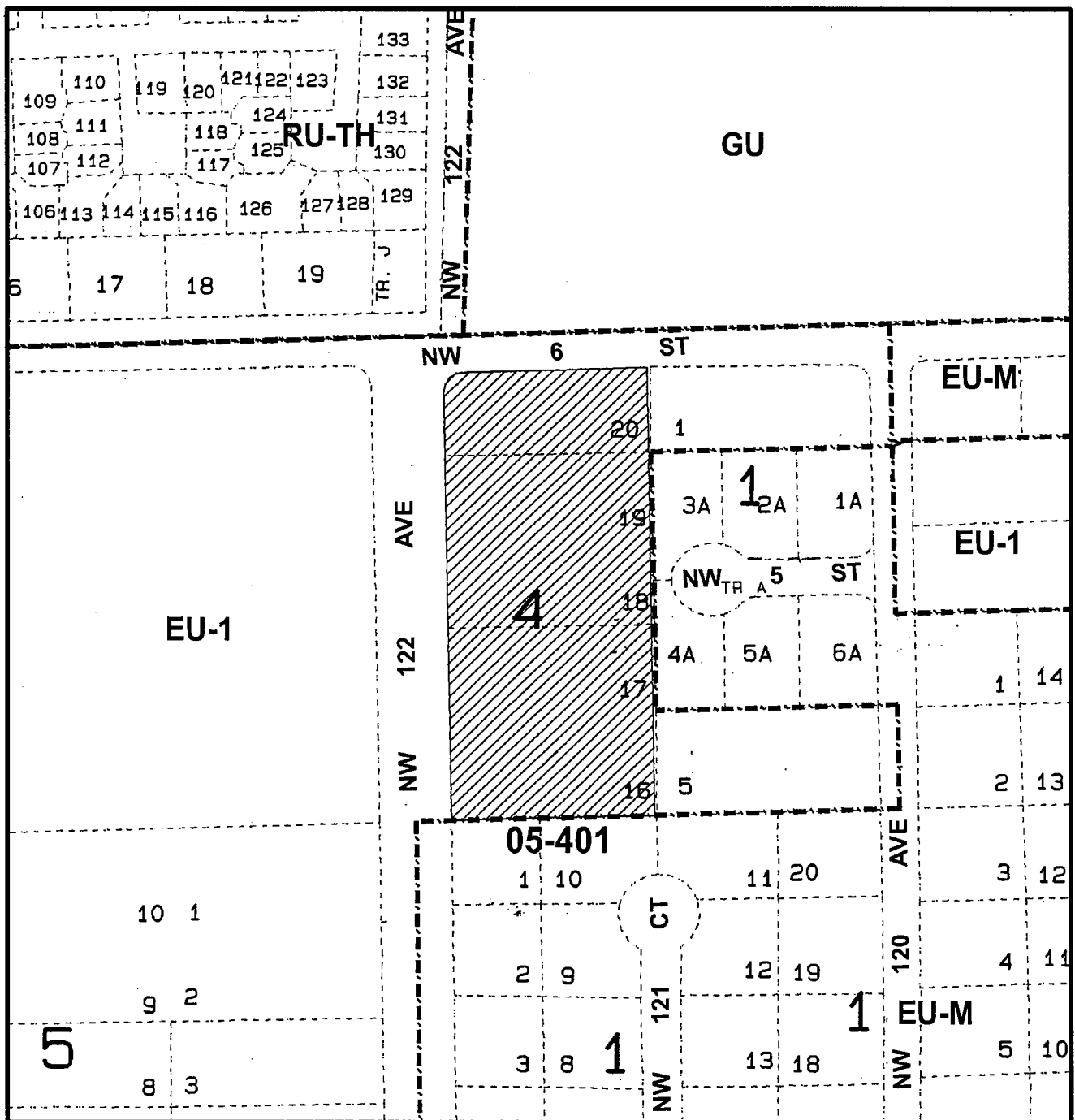
**LEGAL DESCRIPTION:**  
LOTS 16, 17, 18, 19 AND 20, BLOCK 4, SWEETWATER ESTATES, ACCORDING TO THE PLAT BOOK 28, PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**Received by  
Zoning Agenda Coordinator  
SEP 18 2006**



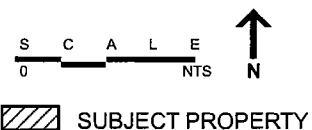
**NOVA SURVEYORS, INC.**  
LAND SURVEYORS  
12150 N.W. 65TH  
MIAMI, FL 33162

*Irene Athans*  
*205-401*



MIAMI-DADE COUNTY  
HEARING MAP

Section: 01 Township: 54 Range: 39  
Process Number: 05-401  
Applicant: IRENE G. ATHANS  
Zoning Board: C10  
District Number: 12  
Drafter ID: JORGE  
Scale: 1:200'





MIAMI-DADE COUNTY  
**AERIAL**

Section: 01 Township: 54 Range: 39  
Process Number: 05-401  
Applicant: IRENE G. ATHANS  
Zoning Board: C10  
District Number: 12  
Drafter ID: JORGE  
Scale: NTS

S C A L E  
0 NTS  
↑  
N



SUBJECT PROPERTY

